



**Planning Commission
January 27, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Danette Chimenti – Chair
Richard Hatfield
Alfonso Hernandez – Parliamentarian
Jeff Jack – Ex-Officio
Howard Lazarus – Ex-Officio

James Nortey
Stephen Oliver – Vice-Chair
Brian Roark
Jean Stevens – Secretary
Lesley Varghese
Nuria Zaragoza

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from January 13, 2015.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2014-0016.01 - 2nd & Broadway**
Location: 203 Broadway & 2901 E. 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: McAdam's Enterprise, LLC
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommendation of Higher Density Single Family land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 2. Rezoning: C14-2014-0115 - 2nd & Broadway**
Location: 203 Broadway & 2901 East 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: McAdam's Enterprise, LLC
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: SF-3-NP to GR-MU-CO-NP
Staff Rec.: **Recommendation of SF-5-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 3. Plan Amendment: NPA-2014-0015.01 - City School (6005 Wilcab Road)**
Location: 6005 Wilcab Road, Fort Branch Watershed, East MLK Combined NPA
Owner/Applicant: Bill Gaston (City School - Buyer)
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: Industry to Commercial land use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 4. Restrictive Covenant Amendment: C14-72-204(RCA3) - 1401 South Pleasant Valley Road**
Location: 1401 South Pleasant Valley Road; 4420 Elmont Drive, Country Club West Watershed, East Riverside Corridor NPA
Owner/Applicant: Kenmare Partners, Ltd. (Charlyn Daugherty)
Agent: Armbrust & Brown, PLLC (Eric deYoung)
Request: To terminate the restrictive covenant as it applies to this property
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning & Development Review Department

5. **Rezoning:** **C14-2014-0176 - Cuellar Rezoning**
 Location: 617 Thrasher Lane, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Susan Garza, Naomi Cuellar Sanchez, Eddie Sanchez
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: SF-3-NP to SF-4A-NP
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
 Planning & Development Review Department
6. **Rezoning:** **C14-2014-0159 - Penick Drive Rezoning**
 Location: 5600-5722 Penick Drive, East Riverside Corridor NPA, Country Club East Watershed
 Owner/Applicant: Greif Yount Partnership (Bill Greif)
 Agent: Thrower Design (Ron Thrower)
 Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU
 Staff Rec.: **Recommendation Pending**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Tonya Swartzendruber, 512-974-3462,
tonya.swartzendruber@austintexas.gov;
 Planning and Development Review Department
7. **Rezoning:** **C14-2014-0165 - 2712 & 2800 Del Curto Rezoning**
 Location: 2712 & 2800 Del Curto, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA
 Owner/Applicant: Jett Abram, LLC (Sarah Lahmers)
 Agent: Thrower Design (Ron Thrower)
 Request: SF-3 to SF-6
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department

- 8. Final Plat - Resubdivision: C8-2014-0173.0A - Domain Block J Subdivision**
 Location: 2901-1/2 Esperanza Crossing, Walnut Creek Watershed, North Burnet NPA
 Owner/Applicant: RREEF Domain, LP Development Trust Acct. c/o Endeavor Real Estate Group (Chad Marsh)
 Agent: Bury-Aus, Inc. (Allison Lehman)
 Request: Approval of the Domain Block J Subdivision. The proposed plat is composed of 2 lots on 75.646 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 9. Final Plat - Resubdivision: C8-2015-0001.0A - Lot 1 of the Resubdivision of Lots 1-4 inclusive of Peschka Subdivision**
 Location: 1405 Rabb Road, Barton Creek Watershed-Barton Springs Zone, Zilker NPA
 Owner/Applicant: Eskew Sara Neal
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approval of Lot 1 of the Resubdivision of Lots 1-4 inclusive of Peschka Subdivision composed of 3 lots on 0.567 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Site Plan Revision - Conditional Use Permit: SPC-2013-0209AT(R1) - 1300 Lamar Plaza II**
 Location: 1300 S. Lamar Blvd., West Bouldin Watershed, Zilker NPA
 Owner/Applicant: Lantzch Family Trust (Thomas P. Lantzch)
 Agent: UTE Consultants (Joan Ternus P.E.)
 Request: Request approval of a conditional use site plan permit for additional square footage for cocktail lounge use.
 Staff Rec.: **Recommended**
 Staff: Brad Jackson, 512-974-3410, brad.jackson@austintexas.gov; Planning and Development Review Department

- 11. Site Plan - Compatibility Waiver Only:** **SP-2014-0362D - Southern Datacom Inc. Site Improvements**
 Location: 3508 Montopolis Drive, Carson Creek Watershed, McKinney NPA
 Owner/Applicant: Southern Datacom, Inc. (Michael Pounds)
 Agent: Watershed (Don Jones)
 Request: Request a waiver from compatibility setbacks LDC 25-2-1067(H), to encroach into a 23' parking setback and an 18' driveway setback.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov; Planning and Development Review Department
- 12. Site Plan - Conditional Use Permit - Late Hours:** **SPC-2014-0192A - Odd Duck**
 Location: 1215 S. Lamar Blvd., West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: DJB Investment Property, LLC (Judy Brizendine)
 Agent: Jackson Walker LLP (Katherine Loayza)
 Request: Request approval of a conditional use permit for a late hours permit to an existing restaurant.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department
- 13. Street Vacation:** **F#9243-1308; F#9244-1308; F#9245-1308; F#9246-1308**
 Request: Vacation of a 6,722 square foot portion of East Avenue; a 5,052 square foot portion of East Avenue; a 3,347 square foot portion of East Avenue. Said portions of right-of-way collectively abutting 801 Lambie Street, 803 Lambie Street, 805 Lambie Street and 48 East Avenue.
 Staff: **Recommended, with conditions**
 Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov; Office of Real Estate Services

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.